

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE CITY COUNCIL,
A REGULAR MEETING OF THE REDEVELOPMENT AGENCY
AND A SPECIAL MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF CHULA VISTA

October 7, 2003

4:00 p.m.

An Adjourned Regular Meeting of the City Council, a Regular Meeting of the Redevelopment Agency and a Special Meeting of the Housing Authority of the City of Chula Vista were called to order at 6:03 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Authority/Councilmembers: Davis, McCann, Rindone, Salas, and
Chair/Mayor Padilla

ABSENT: Agency/Authority/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/Authority/
City Attorney Moore, and Assistant City Clerk Norris

CONSENT CALENDAR

1. WRITTEN COMMUNICATIONS

- A. Memorandum requesting that Agency Member McCann's absence from the September 30, 2003 meeting be excused.

Staff recommendation: Agency excuse the absence.

2. COUNCIL RESOLUTION NO. 2003-431 AND REDEVELOPMENT AGENCY RESOLUTION NO. 1844, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE 2003 HOLIDAY LIGHTING PROGRAM; AUTHORIZING WAIVING THE FORMAL BIDDING PROCESS AND AWARDED A SOLE SOURCE PURCHASE AGREEMENT TO DEKRA-LITE; APPROPRIATING FROM THE AVAILABLE BALANCE OF THE RCT FUND (\$54,000) AND TCI FUND (\$17,400); AND DIRECTING STAFF TO IMPLEMENT THE 2003 HOLIDAY LIGHTING PROGRAM

The holiday lighting program is a continued effort undertaken by the City to celebrate the holiday season. Since the program's inception in 1999, Dekra-Lite has decorated the downtown area with a variety of colorful holiday lights, displays, and thematic banners, including the lighting of three freeway overpasses. The 2003 holiday lighting program officially commences following the conclusion of the downtown Starlight Yule Parade, which usually takes place on the first Saturday of December. Part of the program involves installing tree lights in the downtown area in mid-October and keeping them up until April to correspond to daylight savings time. *(Continued from the meeting of 9/30/03)* (Community Development Director).

Staff recommendation: Council/Agency adopt the resolution.

CONSENT CALENDAR (Continued)

ACTION: Chair/Mayor Padilla moved to approve staff's recommendations and offered the Consent Calendar, headings read, texts waived. Item 1 was approved 4-0-1, with Agency/Authority/Councilmember McCann abstaining; and Item 2 was approved 4-0-1, with Agency/Authority/Councilmember Salas abstaining due to the proximity of her residence to the program location.

ORAL COMMUNICATIONS

There were none.

ACTION ITEMS

3. CONSIDERATION OF THE ISSUANCE OF \$11,686,000 IN TAX EXEMPT BONDS FOR THE FINANCING OF THE RANCHO VISTA APARTMENTS

This item requests that the Housing Authority approve a bond resolution authorizing the issuance of \$11,686,000 in tax-exempt bonds for the financing of the Rancho Vista Apartments project and the execution of related documents in substantially the form on file with the City Clerk. In addition, as a condition of the Agency's/City's financial assistance, the developer is to enter into a loan and regulatory agreement with the Agency and the City specifying the terms of the financial assistance and use of the Rancho Vista Apartments project as an affordable housing development for low and moderate-income households for a period of 55 years. (Community Development Director)

ACTION: Agency/Councilmember Davis moved to approve staff recommendations and offered Housing Authority Resolution No. HA-24, Council Resolution Nos. 2003-432 and 2003-433, and Agency Resolution Nos. 1845 and 1846, headings read, texts waived.

A. HOUSING AUTHORITY NO. HA-24, RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF CHULA VISTA AUTHORIZING THE ISSUANCE OF MULTI-FAMILY HOUSING REVENUE BONDS, SERIES 2003 A AND SUBORDINATE MULTI-FAMILY HOUSING REVENUE BONDS SERIES 2003 B, IN A COMBINED PRINCIPAL AMOUNT NOT TO EXCEED \$11,686,000 FOR THE PURPOSE OF FINANCING THE ACQUISITION AND CONSTRUCTION OF THE RANCHO VISTA MULTI-FAMILY RENTAL HOUSING PROJECT, APPROVING AND AUTHORIZING THE EXECUTION AND DELIVERY OF ANY AND ALL DOCUMENTS NECESSARY TO ISSUE THE BONDS AND IMPLEMENT THIS RESOLUTION

B. COUNCIL RESOLUTION NO. 2003-432, AND AGENCY RESOLUTION NO. 1845, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING A LOAN AGREEMENT AND RELATED RESTRICTIVE COVENANTS AND APPROPRIATING \$1,000,000 FROM THE AVAILABLE BALANCE IN THE AGENCY'S LOW AND MODERATE INCOME HOUSING FUND AND \$500,000 FROM THE CITY'S HOME FUNDS FOR FINANCIAL ASSISTANCE TO CIC EASTLAKE, L.P. FOR THE DEVELOPMENT AND OPERATION OF RANCHO VISTA

ACTION ITEMS (Continued)

- C. COUNCIL RESOLUTION NO. 2003-433 AND AGENCY RESOLUTION NO. 1846, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE AFFORDABLE HOUSING AGREEMENT BY AND BETWEEN THE REDEVELOPMENT AGENCY, THE CITY OF CHULA VISTA, AND CIC EASTLAKE, L.P. AND AUTHORIZING THE EXECUTION OF SAID AGREEMENT

The motion carried 5-0.

OTHER BUSINESS

4. DIRECTOR'S REPORTS

There were none.

5. CHAIR/MAYOR REPORTS

There were none.

6. AGENCY/COUNCIL COMMENTS

There were none.

ADJOURNMENT

At 6:08 p.m., Chair/Mayor Padilla adjourned the meeting to an adjourned regular meeting of the Redevelopment Agency on October 14, 2003, at 6:00 p.m., immediately following the City Council meeting.

Donna Norris, Assistant City Clerk